



NORTHBRIDGE

For lease

55 Constitution Blvd
Franklin, MA





Property specifications

Building profile

Property address	55 Constitution Blvd, Franklin, MA
Land area	15.61
Year built	2001
Number of floors	3
Rentable area	209,285 RSF
Mechanical level	1st floor
Ceiling height	1st Floor: 17' 6" slab-to-deck 2nd Floor: 14' 4" slab-to-deck 3rd Floor: 14' 8" slab-to-deck
Parking ratio	4.0/1,000 SF

Construction detail

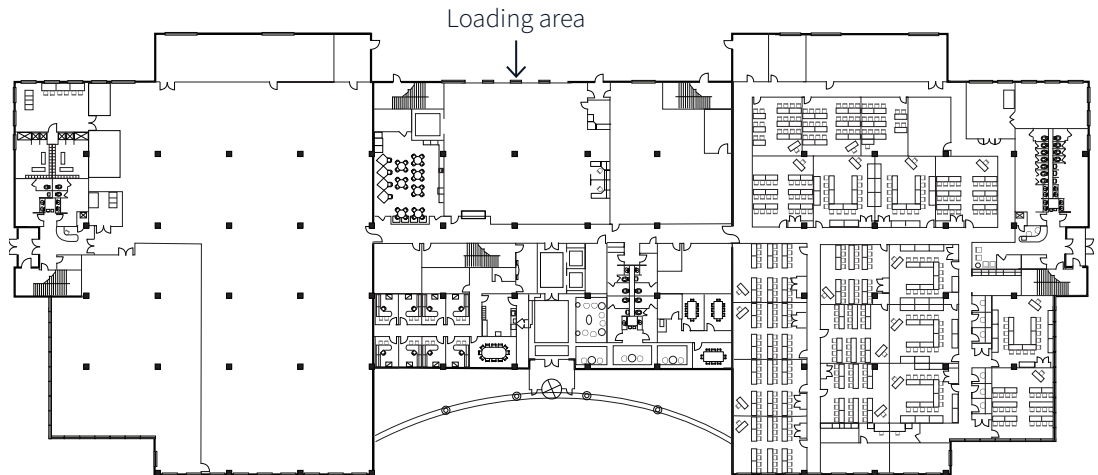
Foundation	Concrete slab on grade and floors
Structure	Steel frame
Façade	Brick
Roof type	Carlyle single ply EPDM
Floor load	120 lbs / PSF
Windows	Double pane insulated - punch windows

Building systems

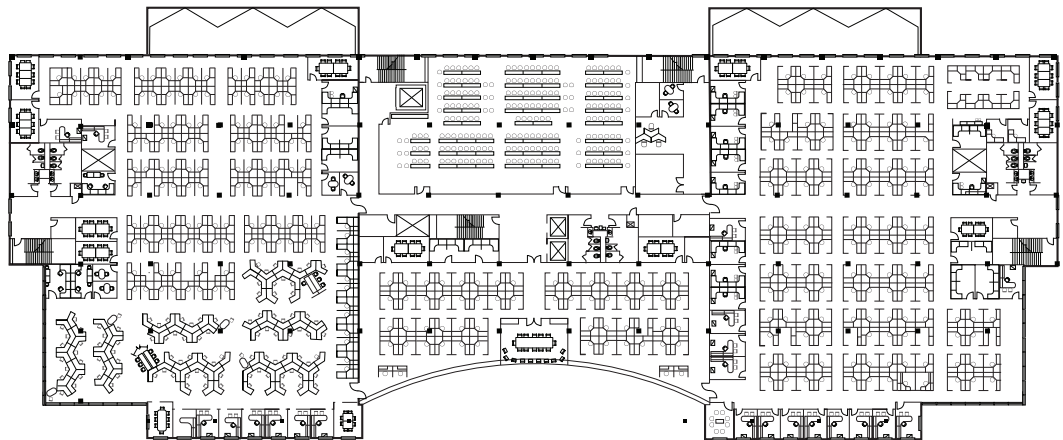
Elevators	Two (2) passenger & One (1) freight
Loading	Four (4) docks
HVAC system	Three (3) York air cooled chillers (roof); Eight (8) York packaged gas/CHW RTU, Four (4) Paco Frame-Mounted End-Suction CHW Pumps; Five (5) unit heaters 3kW-25kW; (2) Carrier packaged Room AC Unit (2 and 5 tons)
Power	Dual 15kv redundant utility feeds 5000 Amps at 277/480 Volt 3 Phase with potential to add a 2nd switchgear to match the existing lineup
Amenities	Full service cafeteria
Security	C-Cure card access and camera
Life safety	Notifier fully addressable, sprinkler
Utility providers	
Electric	National Grid
Gas	Eversource
Water & sewer	Town of Franklin

Floor plans

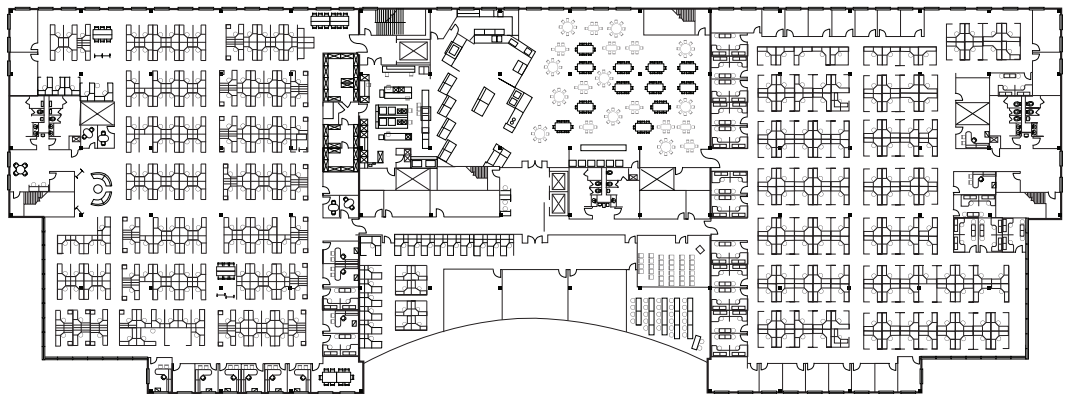
First floor



Second floor



Third floor

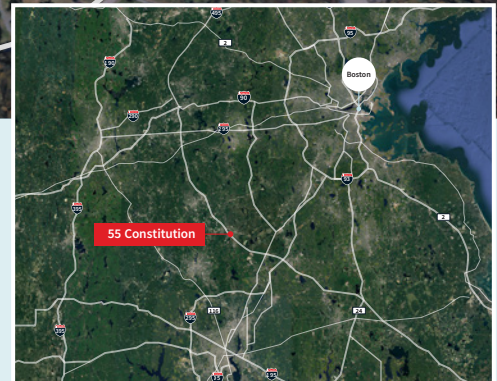


Aerial map



Drive times

Routes	Cities
 0.6 Miles, 2 Minutes	26.5 Miles, 30 Minutes to Providence, RI
 8.5 Miles, 10 Minutes	41 Miles, 50 Minutes to Boston, MA
 14.2 Miles, 14 Minutes	89.3 Miles, 1 Hour 22 Minutes to Hartford, CT



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